

LEGAL
LOT 305, BLOCK A,
FIVE POINTS BUSINESS PARK
ABILENE, TAYLOR COUNTY, TEXAS

ADDRESS
6558 FIVE POINTS PARKWAY
ABILENE, TEXAS 79603

BUILDING INFORMATION
BUILDING USAGE: MANUFACTURING
BUILDING SQUARE FOOTAGE: 174,093 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 42'-0"

PARKING SPACE REQUIREMENTS
REQUIRED PARKING SPACES PER LAND DEVELOPMENT CODE:
MANUFACTURING: 1 SPACE PER 1,000 SQUARE FEET
(TOTAL OF 174,093 SQ. FT.)
175 REGULAR PARKING SPACES
6 ADA/TAS COMPLIANT SPACES
(MINIMUM OF 1 VAN ACCESSIBLE SPACE)

PROPOSED PARKING SPACES:
REGULAR PARKING SPACES: 194
ADA/TAS COMPLIANT SPACES: 6
TOTAL PARKING SPACES: 200

FLOOD NOTE
AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 485450 0204 F, MAP NUMBER 48441C0204F, EFFECTIVE DATE JANUARY 6, 2012, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

EROSION CONTROL
A STORMWATER POLLUTION PREVENTION PLAN (SWPP) INCLUDING SILT FENCING WILL BE UTILIZED DURING THE DEVELOPMENT OF THE SITE. EROSION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.

SITE LIGHTING
ALL SITE LIGHTING SHALL MEET ALL CITY OF ABILENE DESIGN STANDARDS. ALL LIGHTING (INCLUDING WALL-MOUNTED LIGHTING) SHALL BE FULLY SHIELDED AND SCREENED FROM RESIDENTIALLY ZONED PROPERTIES, PARKING AND PUBLIC RIGHT OF WAYS.

REFUSE COLLECTION FACILITY
DUMPSTER, DUMPSTER PAD AND ENCLOSURE (INCLUDING GATES) SHALL COMPLY WITH ALL CURRENT CITY STANDARDS.

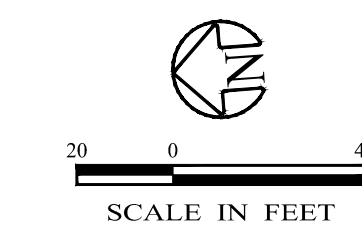
PERMIT NOTE
PERMITS SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT FOR ALL WORK DONE IN THE FIVE POINTS PARKWAY AND POLARIS DRIVE RIGHTS OF WAY AND ALL PUBLIC ACCESS EASEMENTS.

LANDSCAPE PLAN
A COMPLETE LANDSCAPE AND IRRIGATION PLAN MEETING ALL CITY REQUIREMENTS SHALL BE SUBMITTED TO PLANNING AND DEPARTMENT FOR REVIEW AND APPROVAL. ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

UTILITY NOTES
1. WATER METER SHALL NOT BE TAPPED OF FIRE LINE.
2. WATER METER NEEDS TO BE IN PUBLIC RIGHT OF WAY OR EASEMENT.
3. SERVICE LINE FROM WATER METER TO BUILDING SHALL BE 50 PERCENT LARGER THAN DESIRED METER SIZE.
4. WATER AND SEWER SERVICE LINES LOCATION, TYPE AND SIZE SHALL BE COORDINATED WITH THE CITY OF ABILENE WATER DEPARTMENT.
5. NO NEW DOMESTIC WATER OR SANITARY SEWER SERVICE CONNECTIONS WILL BE REQUIRED. ALL CONNECTIONS SHOWN ARE EXISTING.
6. WATER SIZE AND LOCATION SHALL BE COORDINATED WITH THE CITY OF ABILENE WATER DEPARTMENT.
7. ALL UTILITY SERVICE LINES (TELEPHONE, DATA, CABLE TV/ ELECTRIC/ ETC.) SHALL BE INSTALLED UNDERGROUND OR IN A REAR EASEMENT.

MECHANICAL EQUIPMENT
MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) WILL BE SCREENED FROM VIEW OR STREET AND PARKING LOTS, BY MATERIALS CONSISTENT WITH BUILDINGS EXTERIOR.

DRAINAGE PLAN NOTES
PROPOSED CONDITIONS:
TOTAL IMPERVIOUS AREA: 4.170 ACRES
TOTAL UNDEVELOPED LANDSCAPE AREA: 18.444 ACRES
LOT 305, BLOCK "A" IS PART OF AN EXISTING DRAINAGE PLAN COVERING THE FIVE POINTS BUSINESS PARK DEVELOPMENT.




LEGEND

- ◊ FH FIRE HYDRANT
- ◊ WM WATER METER
- ◊ VV WATER VALVE
- ◊ CV IRRIGATION CONTROL VALVE
- ◊ LP LIGHT POLE
- ◊ SH-GAS SIGN - GAS
- FIRE EXISTING FIRE LINE
- UE EXISTING UNDERGROUND ELECTRICAL
- SS EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- S EXISTING SEWER LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- MONOLITHIC CONCRETE CURB SECTION
- S PROPOSED SEWER LINE
- DW PROPOSED DOMESTIC WATER LINE
- FIRE PROPOSED FIRE LINE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CITY SITE PLAN
SCALE: 1" = 40'-0"

	ENPROTEC/HIBBS & TODD, INC. ENVIRONMENTAL AND CIVIL ENGINEERING 402 Cedar Street Abilene, Texas 79601 PE Firm Registration No. 1551 RPLS Firm Registration No. 12011000	7848 PROJECT NO. 04/21/2021 DATE R.R.P. DESIGNED BY: J.C. DRAWN BY: R.R.P. CHECKED BY: C2.0
	CONSTRUCTION PLANS FOR PRAIRIE DOG PROCESSING FACILITY ABILENE, TAYLOR COUNTY, TEXAS	